

CHAPTER FOUR

ECONOMIC DEVELOPMENT ELEMENT

The economic development element provides the local city government the opportunity to inventory and assess the community's current economic base, labor force characteristics, local economic development opportunities, and other resources. It also helps to determine economic needs and goals and to merge this information with other current data on population trends and characteristics, natural resources, community facilities and services, housing, and land use so that an economic strategy can be developed for the community.

I. ECONOMIC BASE

4.1 Employment

This section describes the employment trends for each economic sector of Hart County/Hartwell. These employment trends are described in terms of occupation and type of industry jobs. They serve to indicate strengths and weaknesses within the industrial base and assist in formulating strategies for future development.

According to the U.S. Census reports in Table 4.1, Hart County had a nine percent increase in numbers of people employed from 9,875 in 1990 to 10,874 in 2000. Table 4.2 indicates a percentage loss in 7 of the 13 employment sector categories including a 10.8 percent loss in Manufacturing the same time period. There were also losses of about one percent in both mining and farming although Agriculture Services had a slight increase. The three Government categories averaged a .25 percent decline during the nineties. Services had the largest increase of 7.8 percent followed by Construction with 2.3 percent, the professional areas at 1.8 percent, and Retail Trade at .82 percent.

These employment trends follow the other rural counties in Georgia of loss of farms and closing of manufacturing plants as indicated in Table 4.3. Hartwell does have the advantage of a growing tourism industry that helps support growth in the services and retail trade categories (Tables 4.12 & 4.13). Both categories are projected to grow at a steady pace with the increase in tourism as well as the influx of retirees.

Table 4.1

Hart County: Employment by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	7,252	8,570	9,875	9,249	10,874	11,923	12,712	13,381	13,995	14,588
Farm	847	825	737	706	705	667	647	629	611	593
Agricultural Services, Other	15	55	48	77	81	84	90	97	103	109
Mining	28	60	139	158	91	95	97	100	103	105
Construction	279	361	392	519	683	717	732	743	753	765
Manufacturing	3,048	3,450	4,276	3,040	3,525	3,890	4,102	4,243	4,346	4,425
Trans, Comm, & Public Utilities	170	210	247	295	340	382	414	441	462	478
Wholesale Trade	172	256	208	230	172	179	185	189	192	193
Retail Trade	751	1,074	1,319	1,254	1,542	1,696	1,842	1,979	2,107	2,233
Finance, Insurance, & Real Estate	210	236	183	224	401	433	459	481	502	521
Services	822	1,082	1,198	1,529	2,172	2,586	2,905	3,197	3,498	3,823
Federal Civilian Government	38	92	95	141	100	100	100	98	97	95
Federal Military Government	77	93	87	86	84	85	86	87	88	88
State & Local Government	795	776	946	990	978	1,009	1,053	1,097	1,133	1,160

Source: Woods & Poole Economics, Inc.

Table 4.2

Hart County: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	11.68%	9.63%	7.46%	7.63%	6.48%	5.59%	5.09%	4.70%	4.37%	4.06%
Agr Services, Other	0.21%	0.64%	0.49%	0.83%	0.74%	0.70%	0.71%	0.72%	0.74%	0.75%
Mining	0.39%	0.70%	1.41%	1.71%	0.84%	0.80%	0.76%	0.75%	0.74%	0.72%
Construction	3.85%	4.21%	3.97%	5.61%	6.28%	6.01%	5.76%	5.55%	5.38%	5.24%
Manufacturing	42.03%	40.26%	43.30%	32.87%	32.42%	32.63%	32.27%	31.71%	31.05%	30.33%
Trans, Comm, & Pub Utilities	2.34%	2.45%	2.50%	3.19%	3.13%	3.20%	3.26%	3.30%	3.30%	3.28%
Wholesale Trade	2.37%	2.99%	2.11%	2.49%	1.58%	1.50%	1.46%	1.41%	1.37%	1.32%
Retail Trade	10.36%	12.53%	13.36%	13.56%	14.18%	14.22%	14.49%	14.79%	15.06%	15.31%
Fin Ins., & REI	2.90%	2.75%	1.85%	2.42%	3.69%	3.63%	3.61%	3.59%	3.59%	3.57%
Services	11.33%	12.63%	12.13%	16.53%	19.97%	21.69%	22.85%	23.89%	24.99%	26.21%
Federal Civilian Govt.	0.52%	1.07%	0.96%	1.52%	0.92%	0.84%	0.79%	0.73%	0.69%	0.65%
Federal Military Govt.	1.06%	1.09%	0.88%	0.93%	0.77%	0.71%	0.68%	0.65%	0.63%	0.60%
State & Local Govt.	10.96%	9.05%	9.58%	10.70%	8.99%	8.46%	8.28%	8.20%	8.10%	7.95%

Source: Woods & Pool Economics, Inc.

Table 4.3

Georgia: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods & Pool Economics, Inc.

4.2 Earnings

Historic and percentages of total payroll earnings by sector are given in Table 4.4 and Table 4.5 for Hart County and in Table 4.6 for the state of Georgia. From 1990 to 2000, the largest increase in earnings in Hart County came in the Agriculture Services and the Other category followed by Services and Construction. Even though it was a decrease over the past decade, the percentages of earning for Hart County (Table 4.5) was much larger in Manufacturing at 42.49 percent than the state percentage (Table 4.6) at 14.86 percent. Hart County was below the state percentages in Services, Wholesale Trade, and the Finance, Insurance, and Real Estate categories. All other categories were about the same.

Table 4.4

Hart County: Earnings by Sector										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$144,419,000	\$184,460,000	\$211,836,000	\$210,000,000	\$269,050,000	\$311,561,000	\$348,865,000	\$384,383,000	\$419,620,000	\$455,428,000
Farm (1996 \$)	\$4,311,000	\$8,275,000	\$10,053,000	\$10,041,000	\$12,109,000	\$12,781,000	\$13,814,000	\$14,897,000	\$16,012,000	\$17,169,000
Agricultural Services, Other (1996 \$)	\$118,000	\$476,000	\$452,000	\$525,000	\$554,000	\$602,000	\$676,000	\$758,000	\$842,000	\$928,000
Mining (1996 \$)	\$683,000	\$1,652,000	\$4,356,000	\$5,575,000	\$3,747,000	\$3,938,000	\$4,094,000	\$4,247,000	\$4,404,000	\$4,570,000
Construction (1996 \$)	\$7,259,000	\$7,444,000	\$7,187,000	\$9,555,000	\$15,588,000	\$16,889,000	\$17,721,000	\$18,467,000	\$19,204,000	\$19,999,000
Manufacturing (1996 \$)	\$76,362,000	\$92,253,000	\$112,835,000	\$94,428,000	\$114,578,000	\$134,331,000	\$149,916,000	\$163,661,000	\$176,465,000	\$188,677,000
Trans, Comm, & Public Utilities (1996 \$)	\$4,905,000	\$6,309,000	\$7,729,000	\$11,015,000	\$15,181,000	\$18,013,000	\$20,586,000	\$23,033,000	\$25,262,000	\$27,198,000
Wholesale Trade (1996 \$)	\$3,798,000	\$6,958,000	\$6,472,000	\$4,716,000	\$4,597,000	\$4,866,000	\$5,145,000	\$5,365,000	\$5,536,000	\$5,676,000
Retail Trade (1996 \$)	\$12,508,000	\$18,055,000	\$15,217,000	\$15,332,000	\$20,303,000	\$22,814,000	\$25,328,000	\$27,786,000	\$30,223,000	\$32,693,000
Finance, Insurance, & Real Estate (1996 \$)	\$2,489,000	\$2,578,000	\$1,690,000	\$2,875,000	\$7,273,000	\$8,536,000	\$9,764,000	\$10,994,000	\$12,238,000	\$13,501,000
Services (1996 \$)	\$15,495,000	\$17,706,000	\$18,371,000	\$25,047,000	\$42,604,000	\$54,306,000	\$64,971,000	\$75,918,000	\$87,919,000	\$101,495,000
Federal Civilian Government (1996 \$)	\$1,521,000	\$4,292,000	\$3,946,000	\$7,065,000	\$5,371,000	\$5,601,000	\$5,784,000	\$5,928,000	\$6,041,000	\$6,125,000
Federal Military Government (1996 \$)	\$536,000	\$1,090,000	\$962,000	\$962,000	\$1,075,000	\$1,140,000	\$1,206,000	\$1,270,000	\$1,334,000	\$1,395,000
State & Local Government (1996 \$)	\$14,434,000	\$17,372,000	\$22,566,000	\$22,864,000	\$26,070,000	\$27,744,000	\$29,860,000	\$32,059,000	\$34,140,000	\$36,002,000

Source: Woods & Poole Economics, Inc.

Table 4.5

Hart County: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	2.99%	4.49%	4.75%	4.78%	4.50%	4.10%	3.96%	3.88%	3.82%	3.77%
Agricultural Services, Other (1996 \$)	0.08%	0.26%	0.21%	0.25%	0.21%	0.19%	0.19%	0.20%	0.20%	0.20%
Mining (1996 \$)	0.47%	0.90%	2.06%	2.65%	1.39%	1.26%	1.17%	1.10%	1.05%	1.00%
Construction (1996 \$)	5.03%	4.04%	3.39%	4.55%	5.79%	5.42%	5.08%	4.80%	4.58%	4.39%
Manufacturing (1996 \$)	52.88%	50.01%	53.27%	44.97%	42.59%	43.12%	42.97%	42.58%	42.05%	41.43%
Trans, Comm, & Public Utilities (1996 \$)	3.40%	3.42%	3.65%	5.25%	5.64%	5.78%	5.90%	5.99%	6.02%	5.97%
Wholesale Trade (1996 \$)	2.63%	3.77%	3.06%	2.25%	1.71%	1.56%	1.47%	1.40%	1.32%	1.25%
Retail Trade (1996 \$)	8.66%	9.79%	7.18%	7.30%	7.55%	7.32%	7.26%	7.23%	7.20%	7.18%
Finance, Insurance, & Real Estate (1996 \$)	1.72%	1.40%	0.80%	1.37%	2.70%	2.74%	2.80%	2.86%	2.92%	2.96%
Services (1996 \$)	10.73%	9.60%	8.67%	11.93%	15.83%	17.43%	18.62%	19.75%	20.95%	22.29%
Federal Civilian Government (1996 \$)	1.05%	2.33%	1.86%	3.36%	2.00%	1.80%	1.66%	1.54%	1.44%	1.34%
Federal Military Government (1996 \$)	0.37%	0.59%	0.45%	0.46%	0.40%	0.37%	0.35%	0.33%	0.32%	0.31%
State & Local Government (1996 \$)	9.99%	9.42%	10.65%	10.89%	9.69%	8.90%	8.56%	8.34%	8.14%	7.91%

Source: Woods & Poole Economics, Inc.

Table 4.6

Georgia: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other (1996 \$)	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Mining (1996 \$)	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Construction (1996 \$)	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Manufacturing (1996 \$)	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Trans, Comm, & Public Utilities (1996 \$)	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Wholesale Trade (1996 \$)	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Retail Trade (1996 \$)	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate (1996 \$)	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Services (1996 \$)	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government (1996 \$)	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Federal Military Government (1996 \$)	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
State & Local Government (1996 \$)	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

Source: Woods & Pool Economics, Inc.

4.3 Wages

Though wages have increased over the past 10 years in Hart County (Table 4.7), the weekly average of \$482 for all industries is well below the state's \$629 (Table 4.8).

Table 4.7

Hart County: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$332	\$339	\$346	\$360	\$365	\$386	\$414	\$406	\$439	\$468	\$482
Agri, Forestry, Fishing	NA	491	492	NA	NA	NA	197	NA	NA	NA	281
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	265	277	307	314	323	320	313	337	380	400
Manufacturing	NA	378	376	394	414	439	502	478	533	562	578
Transportation, Comm, Util	NA	483	577	585	606	637	657	723	701	775	867
Wholesale	NA	383	455	549	355	439	366	383	418	471	507
Retail	NA	169	175	192	189	202	206	205	212	221	233
Financial, Insurance, Real Estate	NA	344	374	399	384	417	440	443	473	504	530
Services	NA	260	283	294	292	302	333	361	380	NA	389
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	385	NA	NA	NA	NA	NA	NA	NA	NA	NA
Local Gov	NA	285	303	295	310	323	338	NA	NA	NA	397

Source: U.S. Bureau of Labor Statistics

Table 4.8

Georgia: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agri, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm, Util	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Gov	NA	543	584	612	651	667	666	701	774	791	808
State Gov	NA	451	462	460	471	NA	493	517	533	561	579
Local Gov	NA	387	401	401	410	420	440	461	480	506	523

Source: U.S. Bureau of Labor Statistics

4.4 Personal Income

The following Table 4.9 and 4.10 for Hart County and Table 4.11 for the state reflect sources of personal income by type and percentage. The figures indicate that from 1990 to 2000, the largest increase in personal income, other than wages and salaries, was in the Transfer of Payments category. The Hart County income by percentage of categories (Table 4.10) was very similar to the state (Table 4.11).

Table 4.9

Hart County: Personal Income by Type										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$229,753,000	\$288,512,000	\$331,240,000	\$360,875,000	\$460,240,000	\$523,967,000	\$583,822,000	\$643,831,000	\$705,921,000	\$771,346,000
Wages & Salaries (1996 \$)	\$108,696,000	\$134,486,000	\$162,168,000	\$156,169,000	\$197,520,000	\$229,560,000	\$257,789,000	\$284,854,000	\$311,887,000	\$339,530,000
Other Labor Income (1996 \$)	\$14,160,000	\$18,990,000	\$24,827,000	\$26,219,000	\$24,906,000	\$28,561,000	\$31,649,000	\$34,507,000	\$37,275,000	\$40,028,000
Proprietors Income (1996 \$)	\$21,563,000	\$30,984,000	\$24,841,000	\$27,612,000	\$46,624,000	\$53,440,000	\$59,427,000	\$65,022,000	\$70,458,000	\$75,870,000
Dividends, Interest, & Rent (1996 \$)	\$30,898,000	\$53,127,000	\$65,700,000	\$63,142,000	\$86,204,000	\$95,159,000	\$104,664,000	\$114,703,000	\$125,244,000	\$136,251,000
Transfer Payments to Persons (1996 \$)	\$33,111,000	\$39,154,000	\$47,278,000	\$69,002,000	\$83,496,000	\$93,986,000	\$105,970,000	\$119,624,000	\$135,207,000	\$153,016,000
Less: Social Ins. Contributions (1996 \$)	\$6,856,000	\$10,063,000	\$12,579,000	\$12,783,000	\$16,228,000	\$19,603,000	\$22,889,000	\$26,174,000	\$29,516,000	\$32,934,000
Residence Adjustment (1996 \$)	\$28,181,000	\$21,834,000	\$19,005,000	\$31,514,000	\$37,718,000	\$42,864,000	\$47,212,000	\$51,295,000	\$55,366,000	\$59,585,000

Source: Woods & Poole Economics, Inc.

Table 4.10

Hart County: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries \$1996	47.31%	46.61%	48.96%	43.28%	42.92%	43.81%	44.16%	44.24%	44.18%	44.02%
Other Labor Income \$1996	6.16%	6.58%	7.50%	7.27%	5.41%	5.45%	5.42%	5.36%	5.28%	5.19%
Proprietors Income \$1996	9.39%	10.74%	7.50%	7.65%	10.13%	10.20%	10.18%	10.10%	9.98%	9.84%
Dividends, Interest, & Rent \$1996	13.45%	18.41%	19.83%	17.50%	18.73%	18.16%	17.93%	17.82%	17.74%	17.66%
Transfer Payments to Persons \$1996	14.41%	13.57%	14.27%	19.12%	18.14%	17.94%	18.15%	18.58%	19.15%	19.84%
Less: Social Ins. Contributions \$1996	2.98%	3.49%	3.80%	3.54%	3.53%	3.74%	3.92%	4.07%	4.18%	4.27%
Residence Adjustment	12.27%	7.57%	5.74%	8.73%	8.20%	8.18%	8.09%	7.97%	7.84%	7.72%

Source: Woods & Poole Economics, Inc.

Table 4.11

Georgia: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries \$1996	64.10%	62.15%	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income \$1996	8.41%	8.72%	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income \$1996	6.51%	6.97%	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent \$1996	13.05%	15.79%	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons \$1996	11.72%	10.73%	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Cont(1996)	3.54%	4.10%	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods & Pool Economics, Inc.

4.5 Planned or Community-Level Activity

Major employers in the Hartwell/Hart County community include:

<i>Name</i>	<i># Employed</i>
Board of Education	500
GIP's Manufacturing Co.	160
Hartwell Sports, Inc.	200
Hart County Hospital	200
Newton Plant-Division of Milliken	115
Rosyton LLC	160
Springs Industries- Spinning Div.	105
Springs Industries- Weaving	415
Tenneco Automotives	543
Wal-Mart	260

Community Activities include:

Completion of Rome Street Housing Project
Completion of Downtown Streetscape Phase I
Completion of Gateway Industrial Park
Completion of Cateechee Golf Course and Conference Center
Planned completion of Downtown Streetscape Phase II
Planned commercial development along Highway 29
Tenneco(shock absorbers) plant \$13 million expansion with 15 new jobs
Springs Industries expansion project
Widening of Industrial Park road to serve Springs and other industries
J&J Consumer Products plant closing fall 2004 with a loss of 300 jobs
New water lines on Hwy 59 & 77 and new 500,000 gal.
New water tank at the 150-acre Gateway Industrial Park on I-85
TI Automotives Plant will be opening in 2005 with 100 new jobs

4.6 Special or Unique Activity

In order of volume, the largest employers by sector include: manufacturing, service, and retail. Tourism, however, fuels the economy and has grown consistently over the past decade. Interstate 85 and Georgia Highway 17 make Hartwell very accessible to business and tourist traffic from the Atlanta to Greenville corridor as well as Spartanburg, SC. (Tables 4.12 & 4.13)

Table 4.12

2003 Impact of Travel on “Northeast Georgia Mountains” Counties

	Expenditures \$ Millions	Payroll \$ Millions	Employment \$ Th	State Tax \$ Millions	Local Tax \$ Millions
Banks	10.18	2.92	.15	.44	.31
Dawson	25.94	7.83	.40	1.13	.78
Forsyth	87.78	25.99	1.32	3.76	2.62
Franklin	22.56	4.08	.25	.84	.67
Habersham	32.16	7.83	.45	1.30	.96
Hall	180.56	45.73	2.40	7.39	5.43
Hart	15.80	4.61	.24	.67	.47
Lumpkin	23.69	5.57	.29	.95	.71
Rabun	31.73	8.88	.45	1.35	.96
Stephens	21.67	4.89	.29	.85	.65
Towns	26.12	7.79	.39	1.13	.79
Union	14.	3.54	.21	.59	.44
White	41.39	10.65	.55	1.70	1.24
Region	534.37	140.31	1.13	23.79	16.03
State	14,523.80	5,955.47	209.51	708.50	437.13

Source: Georgia Department of Economic Development

Table 4.13

Change 2003/2002 Impact of Travel on “Northeast Georgia Mountains” Co.

	Expenditures \$ Millions	Payroll \$ Millions	Employment Th	State Tax \$ Millions	Local Tax \$ Millions
Banks	3.9%	2.4%	.6%	3.1%	3.5%
Dawson	5.0%	3.5%	1.9%	4.3%	4.6%
Forsyth	-1.4%	-2.8%	-4.3%	-2.1%	-1.7%
Franklin	3.5%	2.0%	.4%	2.8%	3.1%
Habersham	1.5%	.1%	-1.5%	.8%	1.2%
Hall	1.2%	-.2%	-1.8%	.5%	.9%
Hart	5.1%	3.6%	2.0%	4.4%	4.7%
Lumpkin	.3%	-1.1%	-2.7%	-.4%	-0.1%
Rabun	2.7%	1.2%	-.4%	1.9%	2.3%
Stephens	4.4%	2.9%	1.3%	3.7%	4.1%
Towns	5.4%	3.9%	2.2%	4.6%	5.0%
Union	6.3%	4.8%	3.1%	5.6%	5.0%
White	6.3%	4.8%	3.2%	5.6%	5.9%
Region	NA				
State	2.7%	.9%	-.4%	1.9%	2.4%

Source: Georgia Department of Economic Development

Many are drawn to Hartwell by Lake Hartwell, “The Great Lake of the South”. The lake has attracted annual tourist as well as retirees to the area. There are a number of annual lake events including the Bass Master Tournament, Jerry Rhyne Fishing Tournament, Lake Hartwell Dam Run (marathon), Pre-4th of July Celebration, the Antique Boat Show, and Lake Hartwell Games and Scottish Festival. There is also an annual Challenge of the Centuries bike race.

II. LABOR FORCE

4.7 Employment by Occupation

The following four tables contain information on percentages of employment by occupation/types of jobs held. Table 4.14 indicates that in Hartwell, the County Seat, the largest increase in employment by occupation was in the Precision Production, Craft, and Repair category (23.32 percent). Although the Machine Operators, Assemblers and Inspectors category is the second largest for Hartwell at 15.01 percent, it lost more employment (11.12 percent) over the past ten years than any other category. This indicates a growing loss of manufacturing jobs requiring these types of skills. The third largest percentage of employment is in the Professional and Technical Specialty category. This category doubled over the past 10 years. This could be an indicator of commuter patterns of residents with these skill working in other areas. The Clerical and Administrative Support was the next largest category indicating that these may be support jobs for the tourism and service industry. Table 4.13 indicates that Hart County followed very similar employment by occupation patterns by having gains in the same top four categories.

Both Table 4.16 for the state of Georgia and Table 4.17 for the United States indicate the top 3 occupation categories by percentage of employment as Professional and Technical Specialty, Clerical and Administrative Support, and Executive, Administrative, and Managerial (non-farm). Of these top 3 categories, Hartwell and Hart County fall in 2 of them at a lower percentage level, Professional and Technical Specialty and Clerical and Administrative Support.

Table 4.14

Hartwell city: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.99%	6.56%
Professional and Technical Specialty	7.52%	14.50%
Technicians & Related Support	1.00%	NA
Sales	6.26%	6.85%
Clerical and Administrative Support	12.93%	14.43%
Private Household Services	1.84%	NA
Protective Services	1.68%	NA
Service Occupations (not Protective & Household)	11.20%	10.20%
Farming, Fishing and Forestry	0.00%	0.00%
Precision Production, Craft, and Repair	13.04%	23.32%
Machine Operators, Assemblers & Inspectors	26.13%	15.01%
Transportation & Material Moving	2.68%	4.15%
Handlers, Equipment Cleaners, helpers & Laborers	7.73%	NA

Source: U.S. Bureau of the Census

Table 4.15

Hart County: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	6.49%	10.71%
Professional and Technical Specialty	7.04%	13.90%
Technicians & Related Support	1.57%	NA
Sales	8.41%	10.22%
Clerical and Administrative Support	12.63%	13.03%
Private Household Services	0.92%	NA
Protective Services	0.86%	NA
Service Occupations (not Protective & Household)	7.55%	11.06%
Farming, Fishing and Forestry	3.97%	1.07%
Precision Production, Craft, and Repair	17.45%	17.24%
Machine Operators, Assemblers & Inspectors	25.07%	14.00%
Transportation & Material Moving	3.05%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.99%	NA

Source: U.S. Bureau of the Census

Table 4.16

Georgia: GA Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	NA
Service Occupations (not Protective & Household)	9.77%	11.57%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census

Table 4.17

All of United States: US Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	NA
Service Occupations (not Protective & Household)	11.04%	12.01%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census

Between 1990 and 2000, the totals for males and females participating in the labor force increased for the State of Georgia (Table 4.20) and the United States (Table 4.21). Hart County also had an increase in both males and females participating in the labor force (Table 4.19). However, Hartwell has a loss from 1,982 to 1,650 (Table 4.18). This is reflected by a loss of 289 male and female residents in Hartwell. The City of Hartwell also had a 50 percent participation rate in the labor force compared to 60 percent by Hart County, 66 percent by the State of Georgia, and a 64 percent by the United States.

Table 4.18

Hartwell city: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	3610	3221
In Labor Force	1982	1615
Civilian Labor Force	1982	1615
Civilian Employed	1902	1372
Civilian Unemployed	80	243
In Armed Forces	0	0
Not in Labor Force	1628	1606
TOTAL Males	1478	1344
Male In Labor Force	929	769
Male Civilian Labor Force	929	769
Male Civilian Employed	882	687
Male Civilian Unemployed	47	82
Male In Armed Forces	0	0
Male Not in Labor Force	549	575
TOTAL Females	2132	1877
Female In Labor Force	1053	846
Female Civilian Labor Force	1053	846
Female Civilian Employed	1020	685
Female Civilian Unemployed	33	161
Female In Armed Forces	0	0
Female Not in Labor Force	1079	1031

Source: U.S. Bureau of the Census

Table 4.19

Hart County: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	15403	18128
In Labor Force	9499	11004
Civilian Labor Force	9489	10992
Civilian Employed	9091	10409
Civilian Unemployed	398	583
In Armed Forces	10	12
Not in Labor Force	5904	7124
TOTAL Males	7287	8747
Male In Labor Force	4987	5823
Male Civilian Labor Force	4977	5811
Male Civilian Employed	4711	5551
Male Civilian Unemployed	266	260
Male In Armed Forces	10	12
Male Not in Labor Force	2300	2924
TOTAL Females	8116	9381
Female In Labor Force	4512	5181
Female Civilian Labor Force	4512	5181
Female Civilian Employed	4380	4858
Female Civilian Unemployed	132	323
Female In Armed Forces	0	0
Female Not in Labor Force	3604	4200

Source: U.S. Bureau of the Census

Table 4.20

Georgia: GA Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	4939774	6250687
In Labor Force	3353372	4129666
Civilian Labor Force	3280314	4062808
Civilian Employed	3092374	3839756
Civilian Unemployed	187940	223052
In Armed Forces	73058	66858
Not in Labor Force	1586402	2121021
TOTAL Males	2357580	3032442
Male In Labor Force	1807053	2217015
Male Civilian Labor Force	1741609	2159175
Male Civilian Employed	1652016	2051523
Male Civilian Unemployed	89593	107652
Male In Armed Forces	65444	57840
Male Not in Labor Force	550527	815427
TOTAL Females	2582194	3218245
Female In Labor Force	1546319	1912651
Female Civilian Labor Force	1538705	1903633
Female Civilian Employed	1440358	1788233
Female Civilian Unemployed	98347	115400
Female In Armed Forces	7614	9018
Female Not in Labor Force	1035875	1305594

Source: U.S. Bureau of the Census

Table 4.21

All of United States: US Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	191293337	217168077
In Labor Force	124882409	138820935
Civilian Labor Force	123176636	137668798
Civilian Employed	115431436	129721512
Civilian Unemployed	7745200	7947286
In Armed Forces	1705773	1152137
Not in Labor Force	66410928	78347142
TOTAL Males	91866829	104982282
Male In Labor Force	68417853	74273203
Male Civilian Labor Force	66897041	73285305
Male Civilian Employed	62639048	69091443
Male Civilian Unemployed	4257993	4193862
Male In Armed Forces	1520812	987898
Male Not in Labor Force	23448976	30709079
TOTAL Females	99426508	112185795
Female In Labor Force	56464556	64547732
Female Civilian Labor Force	56279595	64383493
Female Civilian Employed	52792388	60630069
Female Civilian Unemployed	3487207	3753424
Female In Armed Forces	184961	164239
Female Not in Labor Force	42961952	47638063

Source: U.S. Bureau of the Census

4.8 Employment/ Unemployment

The United States unemployment rate for 2000 was 4.0 percent (Table 4.22) while the State of Georgia was 3.7 percent (4.23). The unemployment rates for Hart County have shown steady decline over the past 10 years to the 2000 rate of 4.4 percent (Table 4.24). This figure compares to the surrounding counties as follows: Elbert with 7.8 percent (Table 4.25); Madison with 2.6 percent (Table 4.26); and Franklin with 3.5 percent (Table 4.27).

Table 4.22

United States: Labor Statistics												
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304	133,943	136,297	137,673	139,368	140,863	141,815
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900	126,708	129,558	131,463	133,488	135,208	135,073
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404	7,236	6,739	6,210	5,880	5,655	6,742
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.8%

*Source: U.S. Bureau of Labor Statistics

Table 4.23

Georgia: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306	172,308	177,179	168,824	162,183	154,398
Unemployment Rate	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%

Source: Georgia Department of Labor

Table 4.24

Hart County: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	9,764	9,349	9,343	9,080	8,656	8,486	8,352	8,490	8,793	9,366	9,985
Employed	9,150	8,821	8,488	8,427	8,121	7,704	7,719	8,012	8,419	8,976	9,547
Unemployed	614	528	855	653	535	782	633	478	374	390	438
Unemployment Rate	6.3%	5.6%	9.2%	7.2%	6.2%	9.2%	7.6%	5.6%	4.3%	4.2%	4.4%

Source: Georgia Department of Labor

Table 4.25

Elbert County: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	8,982	8,702	8,885	8,511	8,360	8,534	8,666	8,877	8,649	8,757	9,063
Employed	8,236	8,103	7,763	7,705	7,721	7,838	7,839	8,123	7,929	8,109	8,356
Unemployed	746	599	1,122	806	639	696	827	754	720	648	707
Unemployment Rate	8.3%	6.9%	12.6%	9.5%	7.6%	8.2%	9.5%	8.5%	8.3%	7.4%	7.8%

Source: Georgia Department of Labor

Table 4.26

Madison County: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	11,255	11,137	11,244	11,580	11,777	12,335	12,931	13,184	13,497	13,506	13,605
Employed	10,459	10,561	10,485	11,054	11,320	11,878	12,438	12,734	13,054	13,086	13,245
Unemployed	796	576	759	526	457	457	493	450	443	420	360
Unemployment Rate	7.1%	5.2%	6.8%	4.5%	3.9%	3.7%	3.8%	3.4%	3.3%	3.1%	2.6%

Source: Georgia Department of Labor

Table 4.27

Franklin County: Labor Statistics											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	8,292	8,044	8,389	8,911	8,857	9,301	9,776	10,122	9,837	10,236	10,562
Employed	7,622	7,530	7,595	8,342	8,411	8,786	9,196	9,623	9,462	9,894	10,194
Unemployed	670	514	794	569	446	515	580	499	375	342	368
Unemployment Rate	8.1%	6.4%	9.5%	6.4%	5.0%	5.5%	5.9%	4.9%	3.8%	3.3%	3.5%

Source: Georgia Department of Labor

4.9 Commuting Patterns

One of the most important factors in economic and industrial development is the ability to provide an adequate labor force. The data collected, such as unemployment rates, indicate that the City of Hartwell and Hart County and the surrounding counties have such a labor force. Table 4.28 indicates the commuting patterns of persons working in Hart County by county of residence. Table 4.29 indicates the commuting patterns of residents of Hart County by county where employed. Hart County residents comprise

more than 76 percent of the number of employed workers. More than 66 percent of the employed residents remain in Hart County while 16 percent travel to Franklin with another 3.6 percent to Elbert and 3.4 percent to Anderson, South Carolina. The remainder of the other workers travels primarily to the adjacent counties to work.

Table 4.28

Commuting Patterns		
Persons Working in Hart County		
County of Residence	Number	Percent of Total
Hart County	6,768	76.0
Elbert County	700	7.9
Franklin County	638	7.2
Anderson County, SC	262	2.9
Madison County	106	1.2
Stephens County	101	1.1
Oconee County	53	0.6
Clarke County	32	0.4
Other	244	2.7
Total Residents	8,904	100.0

Source: US Census Bureau

Table 4.29

Commuting Patterns		
Employed Residents of Hart County		
County Where Employed	Number	Percent of Total
Hart County	6,768	65.9
Franklin County	1,669	16.2
Elbert County	371	3.6
Anderson County, SC	346	3.4
Clarke County	272	2.6
Stephens County	210	2.0
Oconee County	93	0.9
Gwinnett County	69	0.7
Other	477	4.6
Total Resident	10,275	100.0%

Source: US Census Bureau

III. LOCAL ECONOMIC DEVELOPMENT RESOURCES

4.10 Agencies

Economic development agencies in Hartwell and Hart County include:

- Hart County Chamber of Commerce
- Hart County Industrial Development Authority
- Hart County Industrial Building Authority
- Hartwell Main Street Program
- Franklin/Hart/Stephens County Joint Development Authority
- Hartwell Downtown Development Authority

4.11 Programs and Tools

Economic development programs and tools in Hartwell and Hart County include:

- Personal visitation program with existing industries
- Industrial revenue bonds
- Publicize state tax incentives
- Freeport
- Offer County tax incentives
- Chamber economic development packages (available buildings, sites, etc.)
- Chamber web page at www.hart-chamber.org
- Visual video presentation available at Georgia Resource Center in Atlanta

Table 4.30 indicates the Service Producing industries with 43.4 percent of the Hart employment, with Goods Producing at 40.1 percent, Manufacturing at 33.8 percent and Total Government at 16.4 percent. The 2002 weekly wage of \$512 for all industries is slightly higher than the \$482 wage indicated earlier in the 2000 Census Table 4.7. Note some of the confidential data is not available from all employers.

Table 4.30

INDUSTRY MIX
2002

<u>INDUSTRY</u>	NUMBER OF FIRMS	HART EMPLOYMENT		<u>WEEKLY WAGE</u>
		NUMBER PERCENT		
Goods Producing	112	2,844	40.1	\$620
Agric, forestry & fishing	*	*	*	*
Construction	72	374	5.3	355
Manufacturing	37	2,394	33.8	659
Textile mills	6	702	9.9	511
Wood product mfg.	3	37	0.5	343
Fabricated metal product mfg.	6	86	1.2	466
Machinery manufacturing	3	24	0.3	746
Service Producing	290	3,077	43.4	426
Wholesale trade	22	142	2.0	452
Retail trade	83	752	10.6	288
Transportation&Warehousing	*	*	*	*
Information	9	111	1.6	906
Finance and insurance	24	128	1.8	614
Real estate/ rental/ leasing	4	14	0.2	312
Prof., scientific/tech	24	78	1.1	662
Administrative and waste	15	290	4.1	329
Health care/social services	31	609	8.6	522
Arts, entertainment/ recreation	6	54	0.8	357
Accommodation and food	28	423	6.0	157
Other services (except government)	34	120	1.7	274
Total – Private Sector	409	5,929	83.6	519
Total – Government	34	1,160	16.4	500
Federal government	9	103	1.5	826
State government	10	151	2.1	502
Local government	15	906	12.8	463
ALL INDUSTRIES	443	7,088	100.0	\$516

Note: * Denotes confidential data relating to individual employers and cannot be released.

Source: Georgia Department of Labor. The data represents jobs that are covered by unemployment insurance laws.

4.12 Education and Training Opportunities

Education and training opportunities are important factors in promoting economic development in the community. The Quick Start Training Program is available through Athens Technical College. Other technical training programs are offered in Hartwell on a scheduled basis. As indicated in Table 4.31, there were 531 Athens Tech graduates in 2003 from Hart County and the surrounding counties of Elbert, Franklin, and Madison.

Hartwell is also located in close proximity to the North Georgia Technical College Satellite in Stephens County as well as Anderson College and Forrest College in South Carolina. The University of Georgia is a short ride away in Athens.

The Hart County Board of Education figures for 2004 indicated that there were 1,027 students enrolled in their K-12 System. This included 185 seniors. The graduation rate for 2004 was 63.6 percent, up from 59.4 percent the year before. They offer five diplomas as follows:

- College Preparation
- College Preparation Enrichment
- Technical Preparation
- Technical Preparation Enrichment
- Dual College and Technical

Hart County School System also offers a variety of vocational and job preparation classes including:

Business Education	Construction
Cosmetology	Agriculture Co-Op
Health Care Science	CISCO Certification
Day Care Training	Junior ROTC Program
Drafting	Automotives
Media Technology	Farm and Consumer Science

Hart County School System also has a joint enrollment program with Athens Technical College where seniors earn college credit while completing their high school requirements.

Table 4.31

Technical College Graduates, 2002-2003

Hart County Area

(Elbert, Hart, Franklin, Madison)

<u>PROGRAM</u>	<u>GRADUATES</u>
BUSINESS TECHNOLOGIES	
Accounting	39
Business and Office Technology	6
Business Office Technology	13
Marketing Management	16
CIS TECHNOLOGIES	
Computer Information Systems	46
HEALTH TECHNOLOGIES	
Dental Hygiene	13
Emergency Medical Technician	58
Medical Assisting	62
Nursing	36
Physical Therapist Assistant	14
Practical Nursing	28
Radiologic Technology	13
Respiratory Therapist	13
Surgical Technology	9
INDUSTRIAL TECHNOLOGIES	
AAT-Business Studies	37
AAT-Technical Studies	6
Air Conditioning Technology	13
Automated Office Systems Technology	9
Biotechnology	6
Commercial Truck Driving	10
Drafting	7
Veterinary Technology	11
PERSONAL SERVICE TECHNOLOGIES	
Cosmetology	33
Early Childhood Care/Education	18
Paralegal Studies	15

Definitions: All graduates except those listed as technical certificates are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length.

Note: Only those programs with five or more graduates are listed.

Source: Office of Technical Education; Georgia Department of Technical and Adult Education Program Enrollment Exits/Placement Analysis

4.13 Assessment of Current and Future Needs

The future of Hartwell rests with optimizing the natural tourism potential of the area and promotion of the city as a permanent retirement community. The most obvious way to accomplish these ends is the encouragement of service-related businesses. An organized effort by the community-at-large to promote more homegrown businesses through entrepreneurial development programs would be of great assistance. Infrastructure improvements are an immediate concern and are needed as a necessary component of business growth and expansion particularly water, sewer, roads, and communication links via fiber optics. The City of Hartwell and Hart County should continue to seek opportunities to work together on joint projects than enhance the area's attraction to tourists and retirees. All avenues of cooperation should be explored for the benefit of the entire community.

4.14 Articulation of Community Goals/ Program-

The City of Hartwell needs to formulate a sound economic development program and strategy. In order to produce a workable economic plan analysis of trends and characterization of existing and future population growth, economic trends need to be articulated.

Future economic development needs should focus on outreach to existing business, expanding infrastructure, such as water, sewage and utilities, including high-speed Internet hook ups. Serious consideration should be given to building a designated public parking facility adjacent to the downtown retail shopping area.

The greatest opportunity in expanding employment in the short term is in the area of tourism, which includes the possibility of constructing a medium size conference center. This could help in making tourism/conference visitors a more solid year round source of steady employment. Consideration should also be given to alcohol sales to attract larger group and organizational meetings to the Hartwell area. Continued effort is needed to promote hospitality industry businesses. Many travelers prefer bed and breakfast" type accommodations to traditional motel/hotel venues. There are several homes in Hartwell that would make naturally attractive B&B's and their owners should be granted incentives to start this type of business.

Lake Hartwell has attracted many second-home owners for vacation and recreation purposes. Efforts should continue to develop a Retirement Village with apartments or condominiums to serve the retirees wishing to move to this area.

The community leaders should continue to develop more entertainment opportunities for the youth and families including athletic fields and parks. In addition, builders should be encouraged to consider the needs of aging prospective buyers for houses in traditional subdivisions. Proximity to services would be a prime consideration.

Any economic development plan should include protection of the agricultural base of Hartwell and Hart County. Much of the scenic beauty in the area can be attributed to the farming community.

A workforce development plan should be established to attract new industry and train local residents to fill these new jobs. The training should begin at the high school level to ensure a better education base for the skilled workers needed.

The Gateway Industrial Park should continue to be developed to attract new clients and new jobs to the community.

A community transportation study should be completed to determine the need and support for a local system.

A questionnaire should be presented to all downtown anchor stores and other merchants to determine what is needed to ensure their remaining in the current locations.

The Welcome Wagon operation should be reinstated through the Chamber of Commerce to welcome new residents and promote local businesses.